

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/104 Liverpool Road, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$680,000

&

\$730,000

Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Kilsyth

Period - From

29/09/2024

to

28/09/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/6 Graham Av KILSYTH 3137	\$720,000	22/07/2025
2	2/58-62 Glen Dhu Rd KILSYTH 3137	\$737,000	16/07/2025
3	3/12 Byron Rd KILSYTH 3137	\$685,000	08/04/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/09/2025 15:43



2 2 1

Rooms: 4
Property Type: Unit
Land Size: 194 sqm approx
 Agent Comments

Indicative Selling Price
 \$680,000 - \$730,000
Median Unit Price
 29/09/2024 - 28/09/2025: \$710,000

Comparable Properties



2/6 Graham Av KILSYTH 3137 (REI)

Agent Comments

2 2 1

Price: \$720,000
Method: Private Sale
Date: 22/07/2025
Property Type: Unit
Land Size: 198 sqm approx



2/58-62 Glen Dhu Rd KILSYTH 3137 (REI)

Agent Comments

2 1 2

Price: \$737,000
Method: Private Sale
Date: 16/07/2025
Property Type: Townhouse (Single)
Land Size: 223 sqm approx



3/12 Byron Rd KILSYTH 3137 (VG)

Agent Comments

2 - -

Price: \$685,000
Method: Sale
Date: 08/04/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454